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PLANNING & SUSTAINABILITY

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The Ginocchio Family  
1033 SE Lambert St  
Portland, OR 97202  
(503) 944-9797

May 2, 2016

Barry Manning  
1900 SW 4<sup>th</sup> Avenue, #7100  
Portland, OR 97201

Dear Mr. Manning,

I live in the lovely Sellwood/Moreland neighborhood, and I am very concerned about the quantity and quality of recent construction and the proposed zoning changes. I have seen the livability and safety of our neighborhood erode over the past few years, and I want to try to change that. I am writing this letter to urge the city to:

- Keep the tallest buildings in the center of the busy intersections by restoring the CM2 designation at the corners of SE Bybee/Milwaukie and 13<sup>th</sup>/Tacoma.
- Reconsider the parking requirements for new construction. If developers are approved to build high in order to encourage density, please put in parking space requirements so that kids are safe and our local businesses can continue to thrive.
- Rethink low-income housing incentives so that everyone, regardless of income level, can enjoy the pleasures of our neighborhood.

When I looked around the planning and sustainability website, I continued to read that decisions were made 'with input from the community.' I don't know who is providing this input (our neighborhood association?) but it certainly does not represent the opinions of most Sellwood/Moreland families. I am writing to voice my dissent.

The city plans are ignoring what makes this neighborhood so special and unique. To find out more, PLEASE COME VISIT. I will personally take you on a tour and introduce you to my neighbors. You can also read Sunset magazine's description:

[http://www.oregonlive.com/travel/index.ssf/2016/01/the\\_5\\_best\\_places\\_to\\_live\\_in\\_t.html](http://www.oregonlive.com/travel/index.ssf/2016/01/the_5_best_places_to_live_in_t.html)

They also wrote an article, titled, "One perfect day in Portland's Sellwood neighborhood"

<http://www.sunset.com/travel/northwest/day-trip-portland-sellwood-neighborhood>

I know that the city works hard to balance:

- New construction with maintenance of old-charm
- Encouraging the use of public transportation but understanding that cars are essential for the busy lives of today's modern families
- Wanting high density yet having no money to support the education, safety and community needs of a larger population
- What developers are promising and what the community members want

The Ginocchio Family,

But, we need to pause to discuss who is benefiting from the construction and zoning changes? And at what cost? And what do the changes mean for the overall safety and beauty of our neighborhood?

### **Can We Be Real about Cars?**

Sellwood is not Northwest (NW) Portland or the Pear District. It is a quaint neighborhood that has a Portland zip code, but does not want to see itself develop like downtown Portland. The intent for high-density is a good one, as is a push for use of public transportation; however, without the proper infrastructure we'll end up with an unlivable, unsafe neighborhood.

People will still own cars, and they need a place to park them—other than on the streets. Allowing developers to knock down single houses and replace them with 30 unit apartments with NO parking requirements, is taking its toll. Crowded streets means kids can't ride bikes, car break-ins and thefts rise, and local businesses suffers because customers can't find parking nearby.

In our modern world, folks can't hop on Max or the bus every time they need to take their kids to the myriad of activities kids are engaged in: language immersion and magnet school, soccer, doctor appointments, acting class, ballet performances. Public transit can be great for commuting to and from work, and going to the Zoo or OMSI on the weekend, but not when you have three kids that need to be at three different places throughout the day. We can judge our lifestyles all we want, but the reality remains. Public transportation is great, but as much as city planners hope, making parking frustrating is not going to get people to use public transportation more than they already are. [https://www.washingtonpost.com/opinions/use-of-public-transit-isnt-surgin/2014/03/20/0b44e522-b03b-11e3-95e8-39bef8e9a48b\\_story.html](https://www.washingtonpost.com/opinions/use-of-public-transit-isnt-surgin/2014/03/20/0b44e522-b03b-11e3-95e8-39bef8e9a48b_story.html)

### **High Density and then What?**

The push for density is coming without equivalent infrastructure. Llewellyn Elementary School is bursting at the seams – the class sizes are huge in part because there are no additional classrooms, kids have no music or art room, and speech therapy is in the copy room. They keep building apartment complexes where houses one stood, and our local schools can't handle the influx.

There seems to be no additional funding to support our community center, library or other public use buildings and spaces. The city is encouraging low income housing, yet at the same time, needs to close our community center where those very kids would have access to activities and the arts.

If you want to encourage more people into our neighborhood is the city planning additions and improvements for education and community services?

### **Tall Buildings in Residential Areas?**

In its attempt to change the zoning at the corners of SE Tacoma and 13<sup>th</sup> and SE Bybee and Milwaukie Ave from a CS(CM2) to a CM1, while maintaining the zoning (CM2) of the businesses to the north and south, seems totally inverted.

<https://www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=mixedUse>

Why push the tallest buildings away from the two main thoroughfares? In doing so, the larger construction is pushed into the residential areas of the neighborhood.

Keeping larger construction in the center of the commercial areas keeps the residential areas safe, where kids cross the street to visit friends and babysit, bike, walk to and from school, walk their dogs and skateboard, scooter and jump rope.

I understand that some might feel that some of the old buildings need to be preserved, but many of them are not old or beautiful.

### **Dignity for the Elderly and Low Income Families?**

In addition, I am very concerned about the ability of construction to utilize one of two bonuses. It is my understanding, that if a certain percent (10 or 20%??) of development is for affordable commercial or residential construction, they can build even higher. Though I fully support making low-income housing more available, let's look at what the city's policies are doing?

If the sweet old houses remained in favor of tall, multi-family apartments, people of less financial means could afford to stay. Though I have no doubt to the good intent of these low-income incentives, wouldn't it be nicer for people to be able to stay in their smaller homes, rather than forcing them into 'low rent' apartment buildings? One of these such buildings, on Tacoma and Milwaukie, has no windows on the entire west side of the building. I am sure it keeps costs down to paint windows rather than have real windows, but why do we think this is OK?

This is also a diversity issue. Chasing the elderly and lower income families into apartment buildings or out of the neighborhood is not good for anyone.

I urge you - please keep the tall buildings at the main thoroughfares, think about the affect the push for density is having on our schools, and how much parking issues affect the safety well-being of our residential and business community, and what we are actually offering to our low-income families.

And please come see our neighborhood for yourselves, and talk to the residents. Many of us are angry and upset and feeling pretty helpless about what we can do, to make sure that all the proposed zoning changes and construction don't take away the uniqueness, livability and safety of our neighborhood.

Thank you for your time.

Sincerely,

  
Rachel Ginocchio

Electronically OK'd Co-Signature by Elizabeth Coleman, 1202 SE Malden St, Portland, OR 97202  
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